

# Park Gate

Lea Castle, Kidderminster



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# Park Gate Lea Castle, Kidderminster

A wonderful new collection of 2, 3 & 4 bedroom homes

Situated on the outskirts of the picturesque village of Cookley, our exciting new Park Gate development offers a selection of beautiful homes that will suit everyone, whether you are looking for your first or next home.

Choosing to live here will mean you are ideally positioned for everything you and your family need. Situated close by is a shop, café, florist and a choice of takeaways; all family-run

businesses. There are football and cricket clubs, and the village hall, situated alongside Cookley Playing Fields, welcomes many different groups. For a larger choice of amenities, Kidderminster town centre is just a short drive away. And for commuters, Kidderminster train station is around 2.4 miles away and provides regular services to Worcester and Birmingham.

## Park Gate

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# Park Gate

## Lea Castle, Kidderminster

### Development layout



#### 4 bedroom homes

- The Edmund
- The Kempthorne
- The Macarther
- The Pembroke

#### 3 bedroom homes

- The Croft
- The Elliot
- The Francis
- The Flennes
- The Mountford

#### 2 bedroom homes

- The Hardwick
- The Kirk

#### Pre-sold homes

- Apartments
- 2 bedroom homes
- 3 bedroom homes

● Legally completed occupied homes

- |                          |                       |
|--------------------------|-----------------------|
| <b>bs</b> bin store      | embankment slope      |
| <b>ra</b> recycling area | <b>cs</b> cycle store |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



## Around the local neighbourhood

**1** Kidderminster train station

**2** Cookley Sports and Social Club

**3** Weavers Wharf Shopping Centre

**4** Tesco Superstore

**5** The Kidderminster Golf Club

**6** Cookley Sebright Primary School

**7** Holy Trinity Secondary School and Sixth Form Centre

**8** West Midland Safari Park

**9** Wyre Forest National Nature Reserve

**10** Habberley Valley Local Nature Reserve

**11** Brinton Park

**12** Drakelow Tunnels

Vistry South West Midlands region

2 Bromwich Court, Gorseley Lane, Coleshill, West Midlands B46 1JU. Telephone: 01675 469 290

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# The Elliot

3 bedroom home

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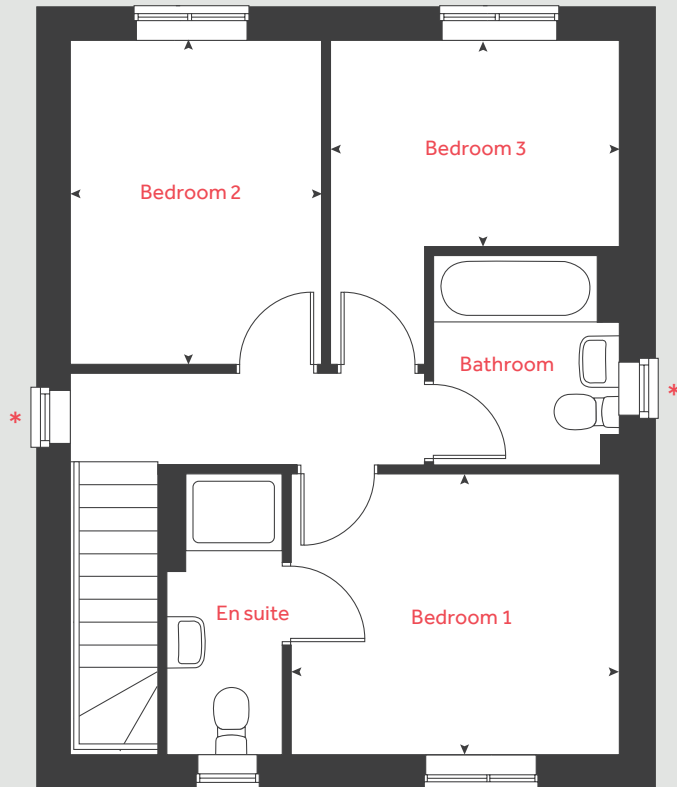
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# The Elliot

## 3 bedroom home

### First floor



### Ground floor

<b>Kitchen</b>	3.26m x 2.99m	10' 8" x 9' 10"
<b>Living / dining room</b>	5.72m x 4.04m	18' 9" x 13' 3"

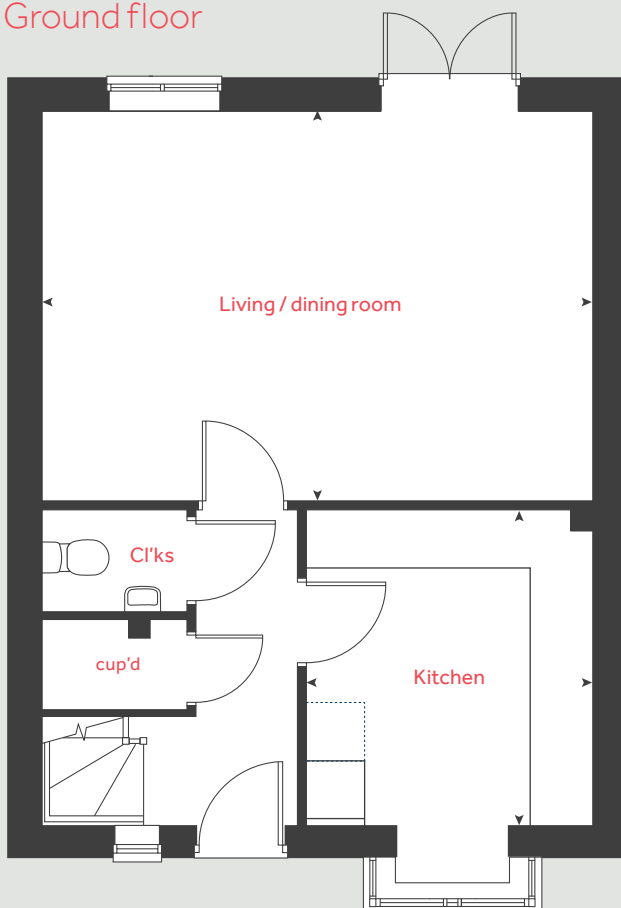
### First floor

<b>Bedroom 1</b>	3.41m x 2.91m	11' 2" x 9' 7"
<b>Bedroom 2</b>	3.03m x 2.14m	9' 11" x 7' 0"
<b>Bedroom 3</b>	3.35m x 2.60m	11' 0" x 8' 6"

cup'd      cupboard      < >      measuring points

\* Windows apply to selected plots only.  
Please see sales consultant for further details.

### Ground floor



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## The Croft 3 bedroom home

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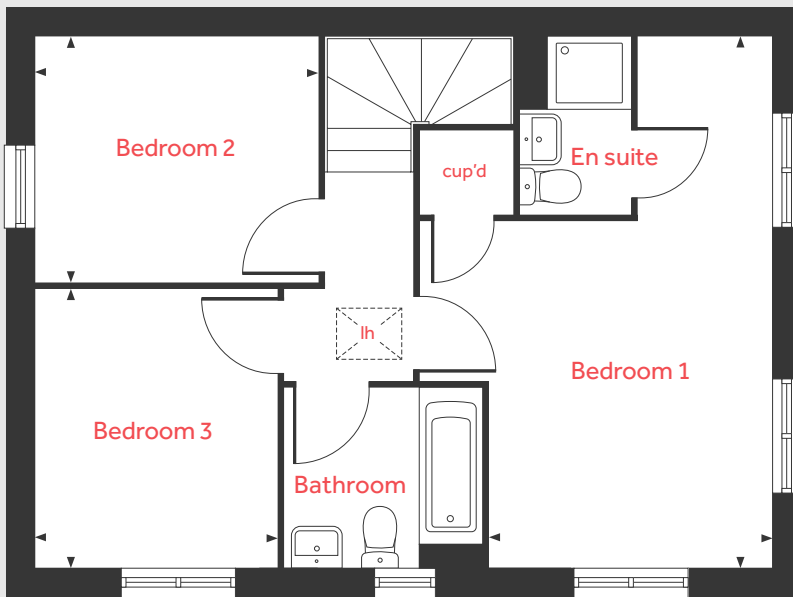
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# The Croft

3 bedroom home

## First floor



## Ground floor

### Living room

5.81m x 2.69m 19'1" x 8'10"

### Kitchen / dining area

5.81m x 3.02m 19'1" x 9'11"

## First floor

### Bedroom 1

5.81m x 3.09m 19'1" x 10'2"

### Bedroom 2

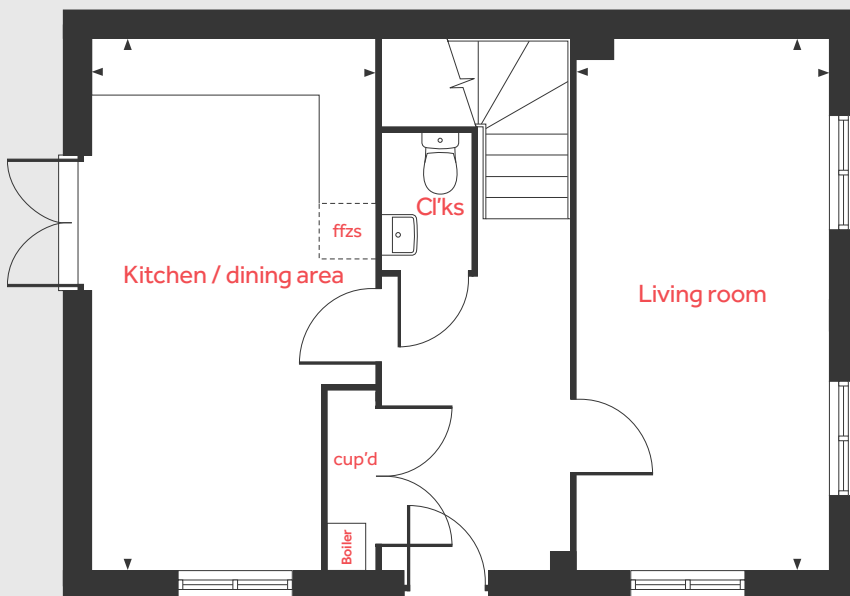
3.08m x 2.69m 10'1" x 8'10"

### Bedroom 3

3.03m x 2.63m 9'11" x 8'8"

lh loft hatch ffzs fridge freezer space  
cup'd cupboard ◀ ▶ measuring points

## Ground floor



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## The Edmund 4 bedroom home

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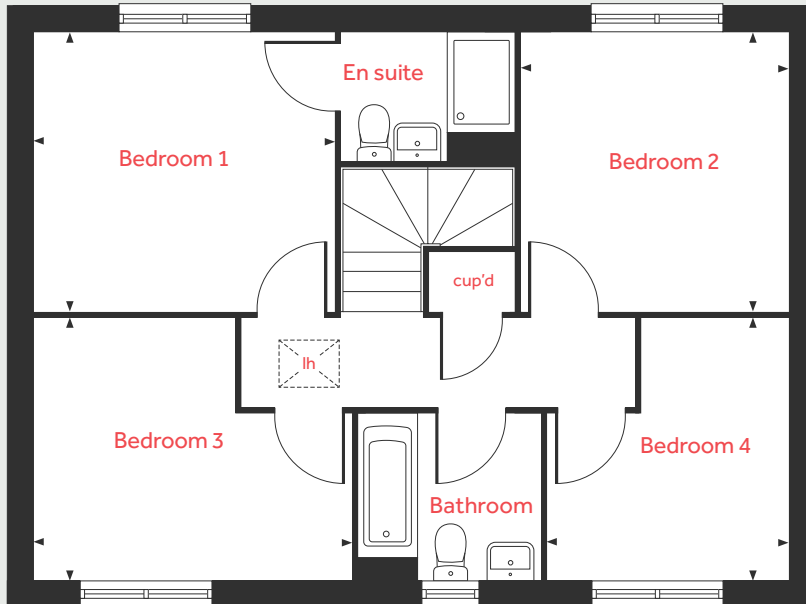
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# The Edmund

4 bedroom home

## First floor



## Ground floor

### Living room

4.34m x 3.50m 14'3" x 11'6"

### Kitchen / dining area

6.49m x 3.11m 21'4" x 10'2"

### Study

2.63m x 2.06m 8'8" x 6'9"

## First floor

### Bedroom 1

3.57m x 3.31m 11'9" x 10'10"

### Bedroom 2

3.31m x 3.17m 10'10" x 10'5"

### Bedroom 3

3.77m x 3.09m 12'4" x 10'2"

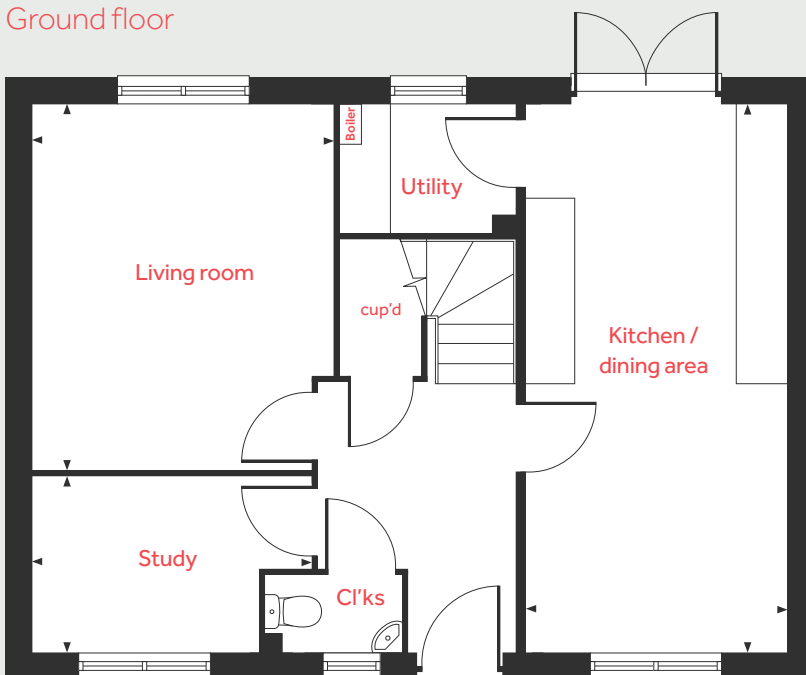
### Bedroom 4

3.09m x 2.86m 10'2" x 9'5"

lh loft hatch    ◀ ▶    measuring points  
cup'd cupboard

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## Ground floor



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## The Francis 3 bedroom home

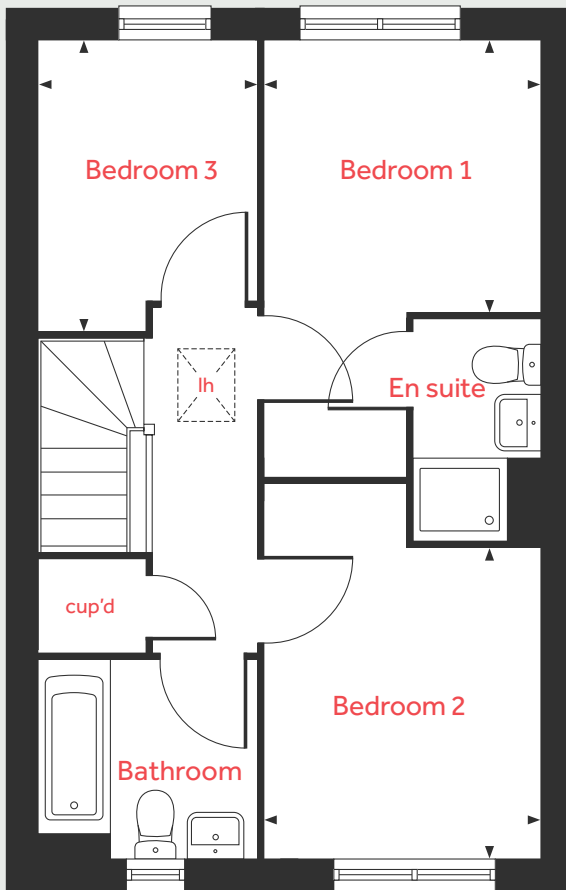
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First floor



# The Francis

3 bedroom home

**Ground floor**

Living room

5.11m x 2.64m      16'9" x 8'8"

Kitchen / dining area

4.91m x 2.79m      16'1" x 9'2"

**First floor**

Bedroom 1

2.68m x 2.67m      8'10" x 8'9"

Bedroom 2

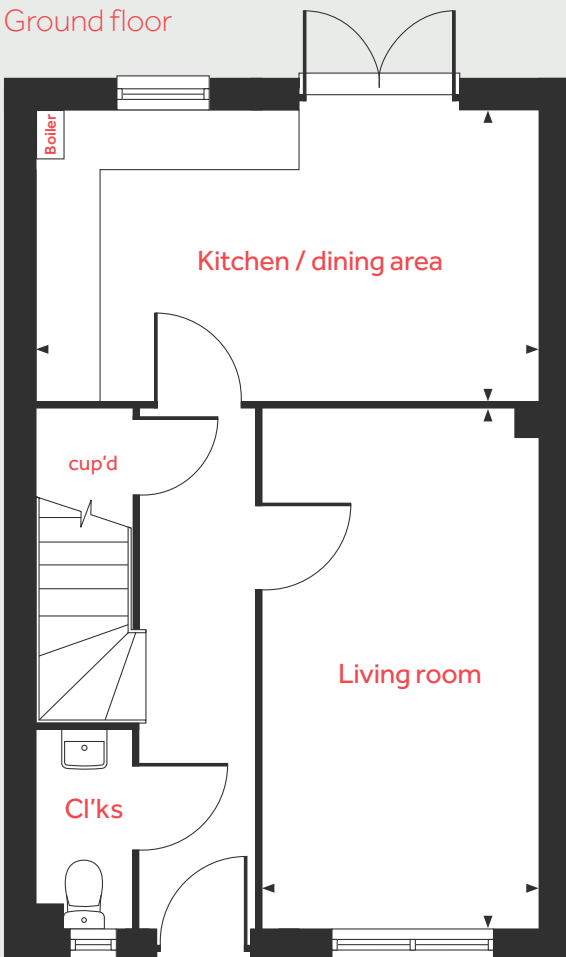
3.06m x 2.67m      10'0" x 8'9"

Bedroom 3

2.55m x 2.15m      8'4" x 7'1"

lh      loft hatch      measuring points  
cup'd      cupboard

Ground floor



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## The Hardwick 2 bedroom home

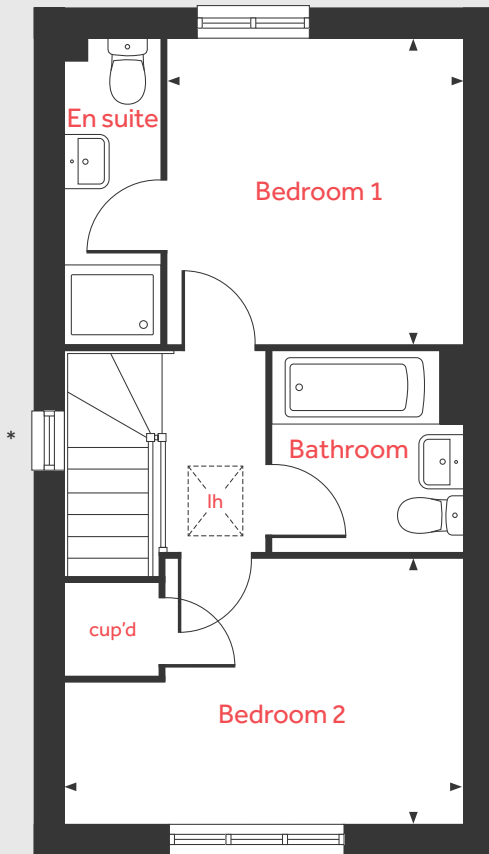
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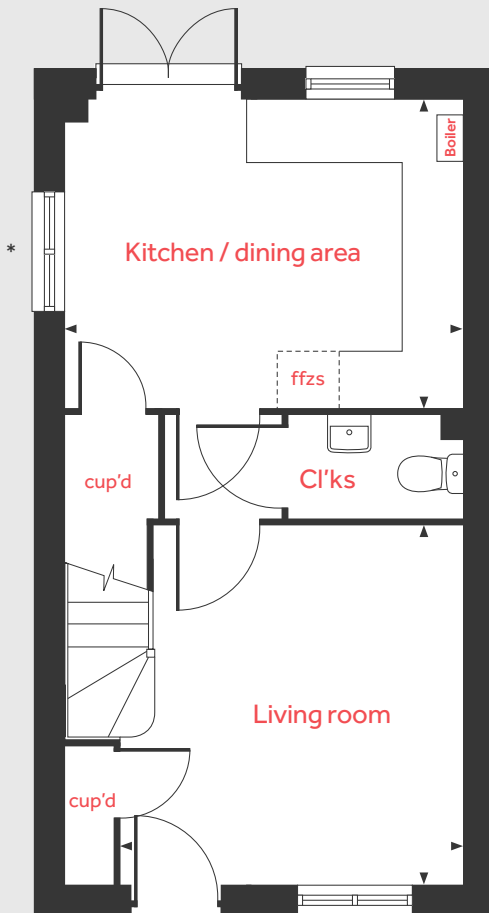
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First floor



Ground floor



# The Hardwick

## 2 bedroom home

**Ground floor**

Living room

3.70m x 3.51m      12'2" x 11'6"

Kitchen / dining area

4.08m x 3.17m      13'5" x 10'5"

**First floor**

Bedroom 1

3.16m x 3.01m      10'4" x 9'11"

Bedroom 2

4.08m x 2.70m      13'5" x 8'10"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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\*Not applicable to all plots. Please speak to our Sales consultant for further details.



## The Kirk 2 bedroom home

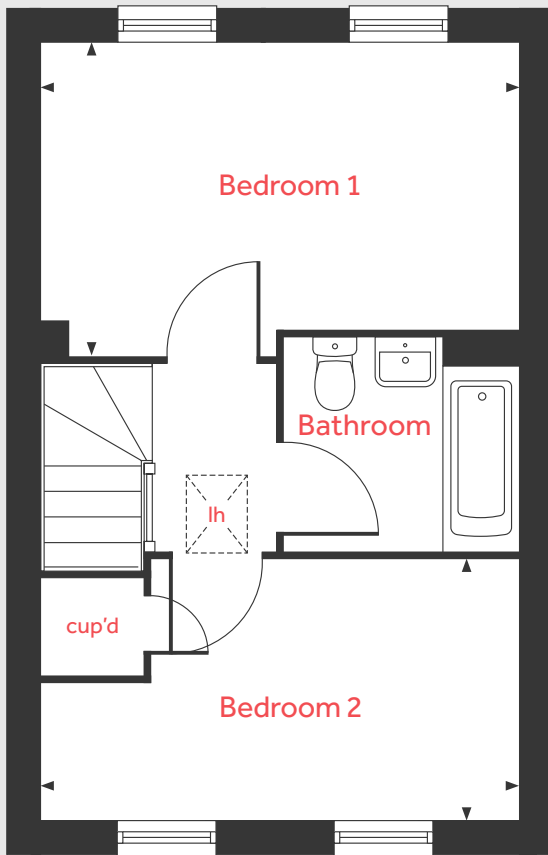
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First floor



# The Kirk

2 bedroom home

**Ground floor**

Living room

4.01m x 3.36m      13'2" x 11'0"

Kitchen / dining area

4.35m x 3.00m      14'3" x 9'10"

**First floor**

Bedroom 1

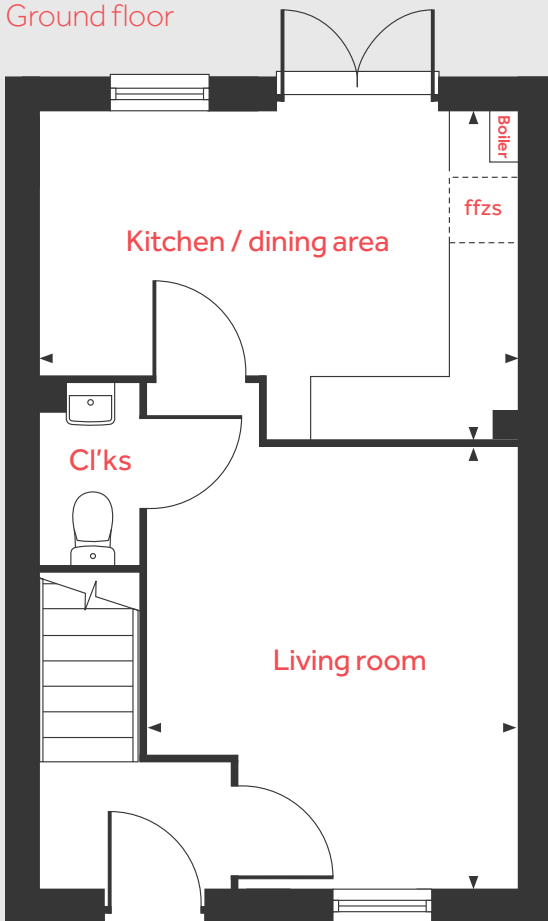
4.35m x 2.61m      14'3" x 8'7"

Bedroom 2

4.35m x 2.42m      14'3" x 7'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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## The MacArthur 4 bedroom home

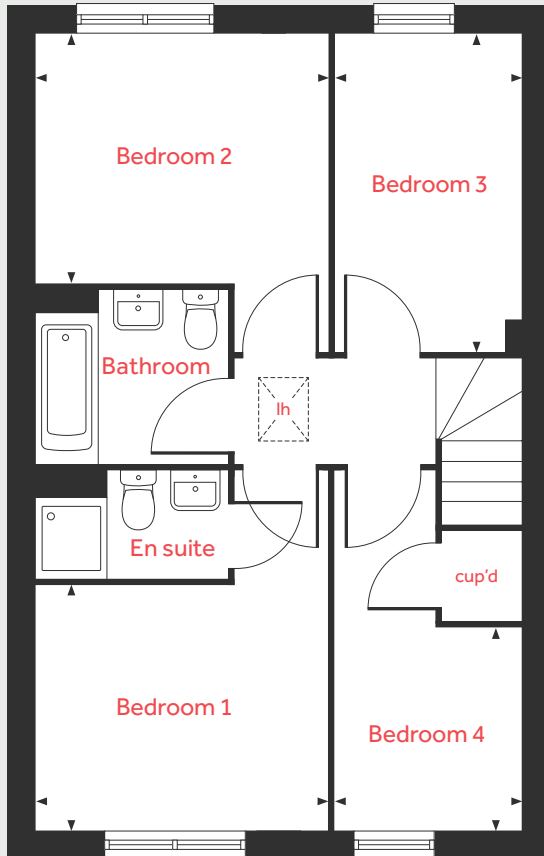
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## First floor



# The MacArthur

4 bedroom home

### Ground floor

#### Living room

5.30m x 3.27m      17'5" x 10'9"

#### Kitchen / dining area

5.47m x 3.51m      17'11" x 11'6"

### First floor

#### Bedroom 1

3.28m x 2.77m      10'9" x 9'1"

#### Bedroom 2

3.28m x 2.76m      10'9" x 9'1"

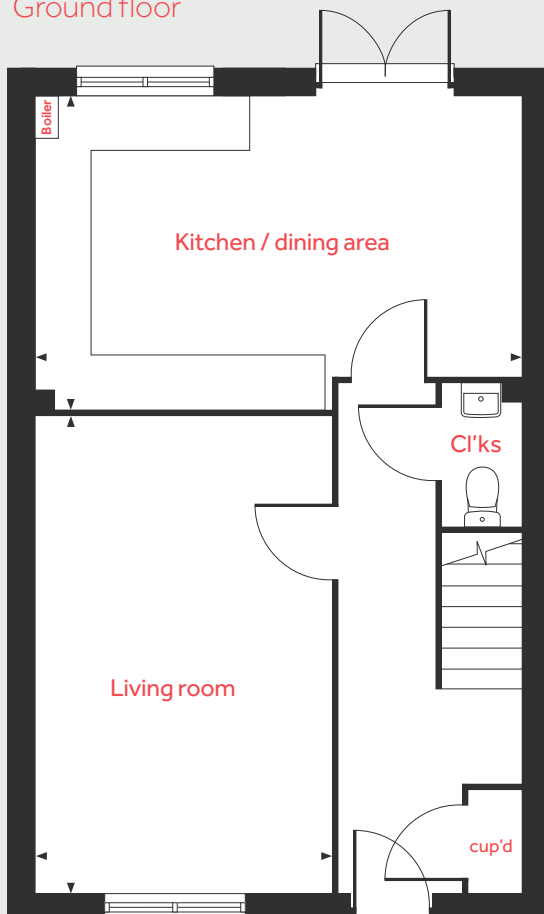
#### Bedroom 3

3.54m x 2.11m      11'7" x 6'11"

#### Bedroom 4

2.29m x 2.11m      7'6" x 6'11"

## Ground floor



lh      loft hatch      ◀ ▶      measuring points  
cup'd      cupboard

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## The Pembroke 4 bedroom home

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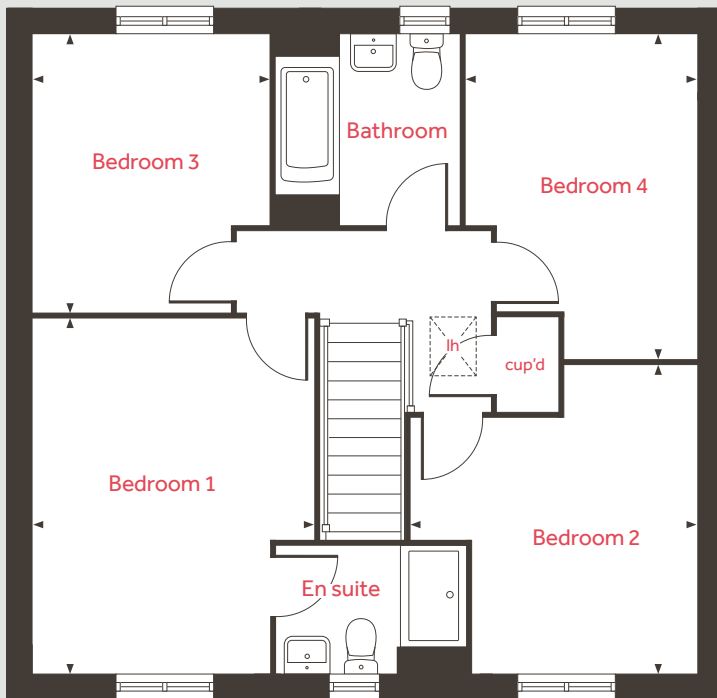
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# The Pembroke

4 bedroom home

First floor



## Ground floor

### Living room

4.83m x 3.50m      15'10" x 11'6"

### Kitchen / dining / family area

8.06m x 3.34m      26'5" x 10'11"

### Study

2.42m x 2.37m      7'11" x 7'9"

## First floor

### Bedroom 1

4.29m x 3.40m      14'1" x 11'2"

### Bedroom 2

3.72m x 3.50m      12'2" x 11'6"

### Bedroom 3

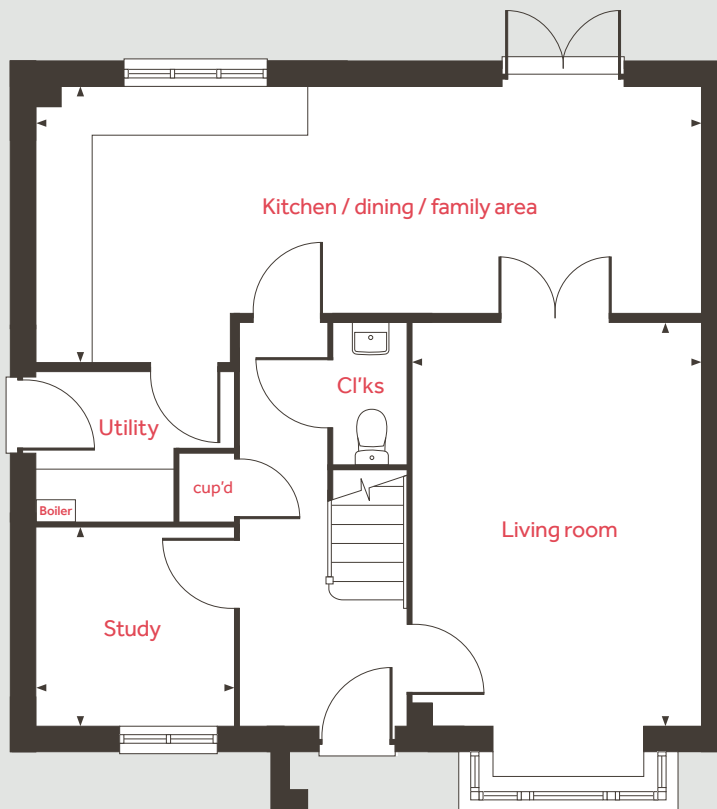
3.35m x 2.88m      11'0" x 9'5"

### Bedroom 4

3.92m x 2.82m      12'10" x 9'3"

lh      loft hatch      measuring points  
cup'd      cupboard

Ground floor



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## The Pembroke II 4 bedroom home

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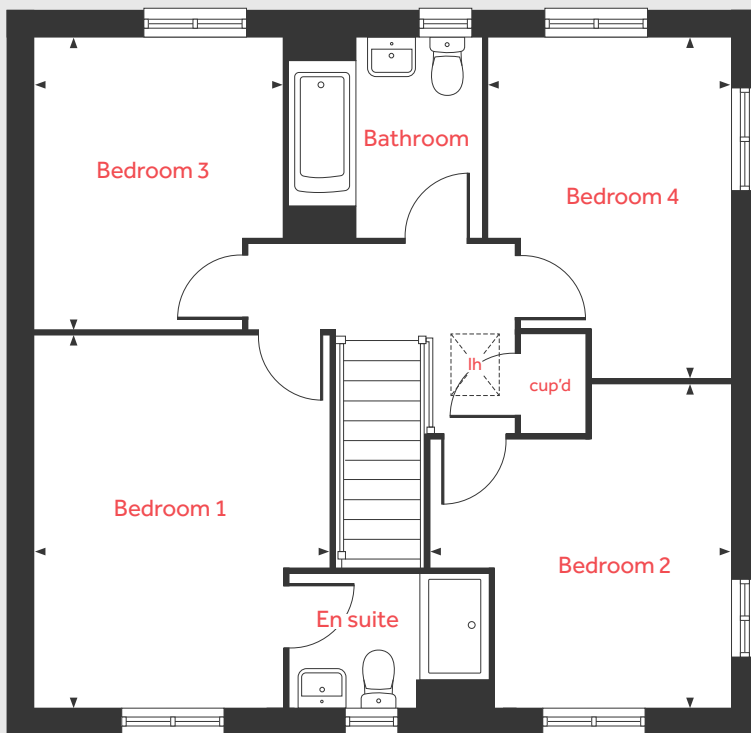
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# The Pembroke II

4 bedroom home

First floor



## Ground floor

### Living room

4.83m x 3.50m      15'10" x 11'6"

### Kitchen / dining / family area

8.06m x 3.34m      26'5" x 10'11"

### Study

2.42m x 2.37m      7'11" x 7'9"

## First floor

### Bedroom 1

4.29m x 3.40m      14'1" x 11'2"

### Bedroom 2

3.72m x 3.50m      12'2" x 11'6"

### Bedroom 3

3.35m x 2.88m      11'0" x 9'5"

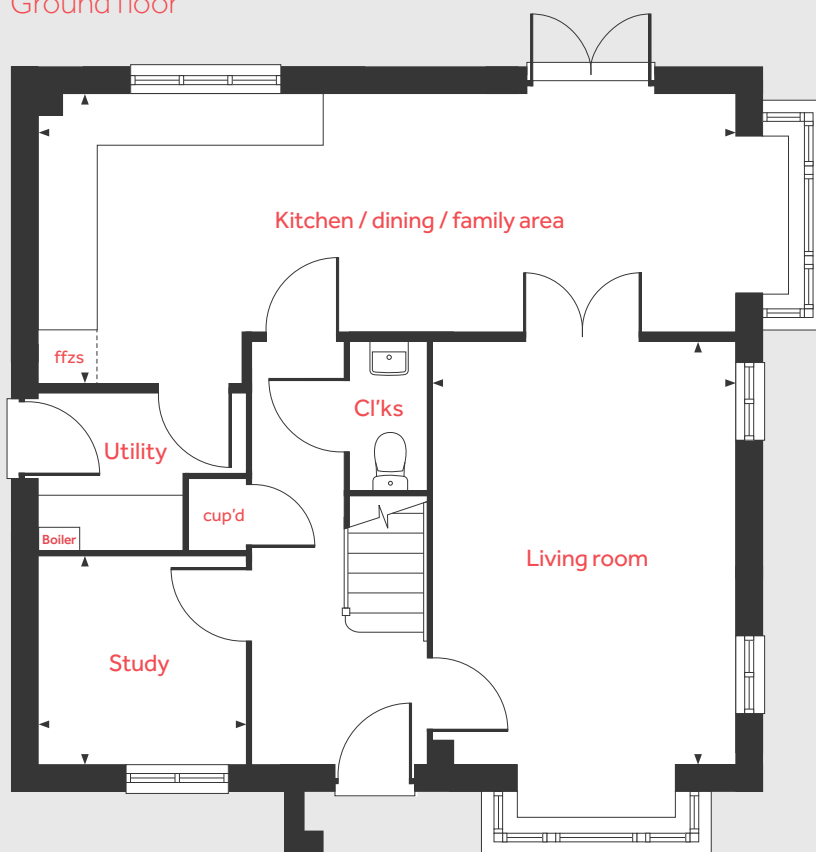
### Bedroom 4

3.92m x 2.82m      12'10" x 9'3"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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Ground floor



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## The Mountford 3 bedroom home

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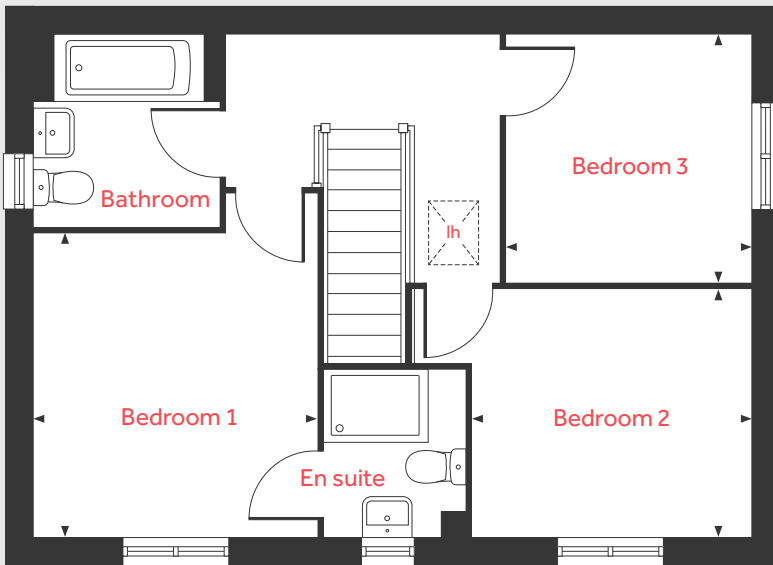
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# The Mountford

3 bedroom home

## First floor



## Ground floor

### Living room

5.59m x 3.17m 18'4" x 10'5"

### Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

## First floor

### Bedroom 1

3.36m x 3.19m 11'0" x 10'6"

### Bedroom 2

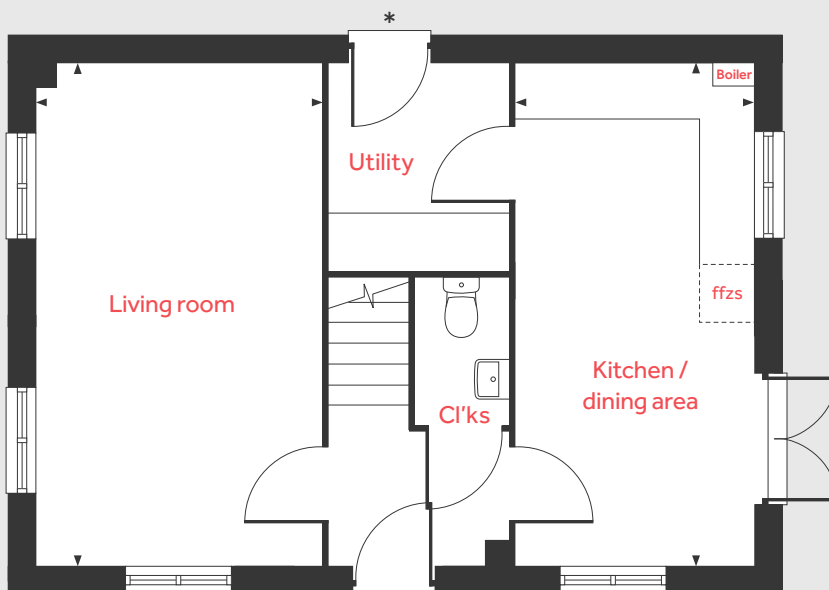
3.15m x 2.75m 10'4" x 9'0"

### Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

## Ground floor



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\*Not applicable to all plots. Please speak to our Sales consultant for further details.  
Floorplan details may differ between plots, please speak to our Sales consultant for further details.





# Specification

## Park Gate

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# Park Gate

## Kidderminster

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



	2 bedroom The Hardwick The Kirk		3 bedroom The Elliot The Francis The Mountford The Croft		4 bedroom The Pembroke The MacArthur	
<b>Kitchen</b>						
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■
Space for fridge freezer, dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■	■	■	■	■	■
<b>Bathrooms and en suite(s)</b>						
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■		■	■	■	■
Handheld hair wash attachment in bathroom	■		■	■	■	■
Shower over the bath		■				
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■
<b>Doors and Windows</b>						
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■

	2 bedroom The Hardwick The Kirk		3 bedroom The Elliot The Francis The Mountford The Croft		4 bedroom The Pembroke The MacArthur	
<b>General</b>						
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■
PV solar panels**	■	■	■	■	■	■
Car charging point**	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	◇	◇	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to living room	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property  
 \* Subject to stage of construction  
 \*\* Applicable to selected plots only. Please see sales consultant for further details.

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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